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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.

Case No. 2:17-CV-00340-RFB-VCF

14 Plaintiff

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16 SFR INVESTMENTS POOL 1, LLC, a
17 Nevada limited liability company;
18 MARAVILLA HOMEOWNERS'
ASSOCIATION, a Nevada non-profit
corporation; EMMANUEL ENU-KWESI,

13 Defendants.

**STIPULATION AND ORDER TO STAY
ENTIRE CASE PENDING
SETTLEMENT**

(First Request)

21 SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company,

Counterclaimant/Cross-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.;
EMMANUEL ENU-KWESI, an
individual,

Counter-Defendant/Cross-Defendant.

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1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff /Counter-Defendant
2 JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/Cross-
3 Claimant SFR Investments Pool 1, LLC (“SFR”) and Defendant Maravilla
4 Homeowners’ Association (“Maravilla”) (collectively, the “Parties”), through their
5 respective attorneys, stipulate as follows:

6 1. On or about October 18, 2017, the Court entered an order extending
7 discovery deadlines, setting the deadline to complete discovery for December 7,
8 2017, dispositive motions for January 8, 2018 and the pre-trial order for February 7,
9 2018 (ECF No. 39). Discovery has closed, and Chase and SFR have filed competing
10 motions for summary judgment, which were fully briefed. *See, e.g.*, (ECF Nos. 43,
11 44).

12 2. The Parties have since come to an agreement and are in the process of
13 finalizing settlement.

14 3. Given the resolution and to avoid wasting resources and incurring
15 potentially unnecessary expense associated with continued litigation, the Parties
16 agree, and hereby request, a stay of the case to give each side sufficient time and
17 resources to finalize settlement.

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1 4. SFR and Chase anticipate that they will require approximately ninety
2 (90) days to finalize settlement.

3 5. The Parties make this stipulation in good faith and not for purposes of
4 delay.

5 Dated: March 21, 2018.

6 BALLARD SPAHR LLP

7 KIM GILBERT EBRON

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38 *Attorneys for SFR Investments Pool 1,
39 LLC*

40 **IT IS SO ORDERED:**



41

42 RICHARD F. BOULWARE, II
43 United States District Court

44 DATED this 28th day of March, 2018.